

ARTICLE 6 – SUBDIVISION DESIGN STANDARDS

SEC. 6.0 PURPOSE.

- A.** The purpose of this chapter of the Subdivision Ordinance is to provide the development community with a consistent set of standards to guide the physical development and the visual quality of the community. The design standards in this chapter apply to all development in the City. They focus on preservation and revitalization of many aspects of the current rural/urban character of the City, while at the same time encouraging new development that is dynamic, creative and imaginative.

SEC. 6.1 GENERAL.

- A.** Every subdivision shall conform to the Eloy Zoning Ordinance, other ordinances and regulations of the City, and the Arizona Revised Statutes, as well as implement the goals, objectives, and policies of the Eloy General Plan. In the event two or more requirements conflict, the most restrictive requirement shall apply.
- B.** All public improvements shown on the preliminary plat, and any additional improvements that may be required by the City Council as a condition for approval of the final plat, shall be the responsibility of the developer.
- C.** All improvements shall be accepted by the City Engineer prior to the issuance of building permits for lots within the subdivision. Building permits for model homes, sales office and construction site trailers may be allowed, prior to the acceptance of the subdivision improvements by the City Engineer, with a temporary use permit.
- D.** Where the area proposed for development contains all or part of a park, a school, flood control facility, or other public site, as shown on the General Plan or as recommended by the City Council, such site shall either be dedicated to the public or reserved for acquisition by the public or appropriate agency within a specified period of time as prescribed in A.R.S. 9-463.01 (D) and (E). An agreement shall be reached between the subdivider and the appropriate public agency regarding time, method, and cost of such acquisition.
- E.** Land which is subject to periodic flooding, land which cannot be properly drained, or land which is otherwise unsuitable for residential, commercial, or industrial uses shall not be subdivided; except that the City Council may approve the subdivision of such land upon receipt of evidence, including subdivision construction assurances, satisfactory to the City Engineer, City Attorney and Pinal County Flood Plain Administrator that the construction of specific improvements will render the land suitable. The construction of subdivision improvements shall not commence until after final plat approval and financial assurances have been secured to the satisfaction of the City Engineer and City Attorney.

SEC. 6.2 SUBDIVISION SITE DESIGN STANDARDS.

A. General Site Design Requirements.

1. Regardless of the density of the individual developments, single family residential subdivisions, and condominium or multi-family subdivisions may be required to



provide open space, provide buffering to adjacent developments, provide landscaping, and provide physical connections to adjacent neighborhoods and to the community open space network and trail system.

2. Commercial and industrial subdivisions shall be subject to all the requirements set forth in the zoning ordinance and shall be designed according to the same principles governing the design of residential developments; namely, buildings shall be located according to topography; factors such as drainage, noise, odor, and surrounding land uses considered in siting buildings; sufficient access shall be provided; adverse impacts buffered; and open space, and landscaping provided. In addition, the following standards shall apply to commercial and industrial subdivisions:
 - a. Lots that back up to an existing or residentially designated land shall be designed with extra depth, and a landscape buffer strip shall be required.
 - b. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.
 - c. The City Engineer and the City Council may impose special requirements with respect to the design, construction and installation of the public utilities, storm water drainage, street, curb, gutter and sidewalk.
 - d. Street right-of-way and pavement design shall be adequate to accommodate the type and volume of traffic anticipated to be generated by the development.
3. Those portions of the community open space network and/or trail system adjacent to, or within, the area proposed for development shall be incorporated by that development. Construction of these open spaces and/or trails shall be the responsibility of the subdivider/developer and shall be part of the subdivision improvements. These trails shall be part of a "tract" and maintained by a Homeowners/Property Owners Association with the exception of the Central Main Canal Trail, Santa Rosa Canal Trail, Florence-Casa Grande Canal Trail, Frontier Street – Union Pacific Railway Trail and those minor trails as specifically delineated in the Eloy General Plan, which shall be dedicated to the public.
4. The development, through the Planned Area Development (P.A.D.) process as described in Chapter 10 of the *City of Eloy Zoning Ordinance*, upon the requisite findings, may vary the minimum lot area, minimum setbacks, and the maximum lot coverage from the standards specified in the zoning district(s), in effect over the area considered for subdivision provided that such variations are approved by the City Council prior to or in conjunction with the preliminary plat approval for the subdivision.

B. Open Space Requirements.

1. If the subdivision is part of a Master Plan Development (M.P.D.) or a Planned Area Development (P.A.D.), which has been approved by the City, the open space requirements shall be in accordance with the provisions of the approved M.P.D. or P.A.D.



2. Open space area shall mean any area of land that can be enjoyed by people. Open space could include landscaped or hardscaped plazas, any parking area landscaping that exceeds that which is required by the Zoning Ordinance, fountains, and sitting areas all meant to provide an open park like atmosphere. Also playgrounds, golf courses, bicycle trails (but not bike lanes within the public right-of-way), pedestrian trails (not residential sidewalks integrated with the curb), equestrian tracts and trail heads. Not more than fifty (50) percent of the required open space shall be attributed to golf course use or ancillary golf uses. Open space does not include parking areas, retention/detention basins that are concrete lined or non-landscaped, vacant or undeveloped lots.
3. Open space intended to fulfill these open space requirements shall be calculated upon the net acres of the subdivision whether residential, commercial, or industrial. Net acres are defined as: total acres exclusive of the area required for arterial or collector street right-of-way dedications and school/public site dedications.
4. The open space areas shall be designed in such a manner as to be easily accessible to all lots. Accessible means 1/6 of a mile or 880 feet between any one lot and an entrance area allowing people, bikes or equestrians to enter into the open space area or view the open space area.
5. Retention or detention basins, which are required in accordance with the subdivision drainage report, shall not qualify as open space area unless 50% or more of the usable area of the basin is above the 25-year storm and designed to be used as an active multi-use area. The exception to this standard is for commercial and industrial developments, which shall be permitted to calculate the landscaped retention or detention area as part of the required open space area.
6. Required open space for all types of subdivisions shall be as prescribed in the following **TABLE 1** or per the council approved M.P.D. or P.A.D.; whichever is greater.

TABLE 1 - OPEN SPACE REQUIREMENTS

TYPE OF DEVELOPMENT	REQUIRED PERCENTAG OF OPEN SPACE
Rural Residential (RR-5 and larger)	0 %
Estate Residential (R1-43)	5 %
Low Density Residential (R1-12)	15 %
Medium Density Residential (R1-8, R1-6)	20 %
Medium High Density Residential (R-2)	20 %
High Density Residential (R-3, R-4)	100% 1st Floor F.A.R. 50% 3 rd Floor F.A.R.
Commercial Development (*)	15 %
Industrial Development	10 %

- C. Landscape and Streetscape Requirements.** Landscaping, as a major element of the streetscape, shall be required as part of any subdivision development. Plant materials can



mitigate sound, filter air, curtail erosion, provide shade and maintain privacy.

1. **Plant Specifications:**

General - Landscaping shall consist of drought tolerant indigenous plant materials.

Trees - Where required by this Ordinance shall be a minimum of fifteen (15) gallon size with forty percent (40%) of the required number of trees to be specimen trees of twenty-four (24) inch box size or larger.

Shrubs - Where required by this Ordinance shall be a minimum of one (1) gallon size upon installation with fifty (50%) of the required number to be five (5) gallon in size.

Organic Groundcovers - Where required by this Ordinance shall be a minimum of one (1) gallon size upon installation. Turf may also be considered for use in small select areas.

Inorganic Groundcovers - Where required by this Ordinance shall be used and consist of decomposed granite (minimum size ½" minus). A drip irrigation system shall be installed by approved standards.

2. To insure plant materials are installed and properly maintained, a Preliminary Landscape Plan will be required of all developments as part of the Preliminary Plat submittal package and a Final Landscape Plan as part of the Improvement Plan submittal package (see Sec. 7.2C for details). This plan shall show all required plant materials location, include a plant list/palette, and indicate species, size, and spacing specifications. Irrigation plans shall be included with the final landscape plans.
3. All medians within the public rights-of-way, landscape and pedestrian easements, required open space or landscape areas, parking areas, and retention/detention basins shall receive trees, shrubs and groundcover in accordance with this Ordinance.
4. The use of exotic species or allergenic species shall be prohibited. More specifically, Olive and Mulberry Trees, Desert Broom, Mexican Palo Verde, Fountain Grass, and common Bermuda grass shall be prohibited.
5. **Specific Roadway Requirements:**

Freeway/Principal Arterial (I-10 Corridor)

Subdivisions that lay adjacent to the interstate highway may be required to landscape that portion of the undeveloped right-of-way of the interstate highway adjacent to their development.

The landscape plan and plant palette shall adhere to the "Landscape Design Guidelines for Urban Highways" prepared for Roadside Development Services by Arizona Department of Transportation (ADOT), or as may be amended, and shall be approved by ADOT and the City of Eloy. Maintenance agreements for the landscaping within the interstate highway right-of-way shall be required and shall be subject to ADOT and City approvals.



Arterial and Collector Streets

A minimum of one (1) specimen tree and three (3) shrubs and/or organic groundcover shall be planted, in a formal linear pattern creating a tree lined street, every forty (40) feet or fraction thereof; exclusive of that portion of the public rights-of-way occupied by a driveway area. Additional streetscape such as, but not limited to, benches, school bus stops, trash containers, pedestrian path and bike trail may be required.

Individual property owners and/or Homeowner Associations shall properly maintain all landscape materials and landscaped areas, including that within the public rights-of-way adjacent to the development, in accordance with the approved landscape plan, except in and along public rights-of-way and easements where the City of Eloy has agreed to provide maintenance.

Replacement of dead street trees shall be by the individual property owners or the Homeowner's Association and shall be completed within six (6) months from the date that the Association or property owner is notified by the City.

Local and Neighborhood Streets

For all PAD and conventional subdivisions (individual lot or manufactured home lot) the landscape plan shall include, at a minimum, two (2) canopy-type shade trees of 15-gallon size or greater to be provided for each lot. For multi-residence subdivisions (attached product, condominiums, townhouses, etc.) the landscape plan shall include, at a minimum, one (1) canopy-type shade tree of 15-gallon size or greater to be provided per dwelling unit. These shade trees shall be placed either within a front yard landscape easement or within the right-of-way between the back of curb and the sidewalk.

Commercial and industrial subdivisions shall provide a minimum of one (1) specimen tree and three (3) shrubs and/or organic groundcover for every thirty (30) lineal foot of street frontage or fraction thereof; exclusive of that portion of the public rights-of-way occupied by a driveway area.

Individual property owners and/or Homeowner Associations shall properly maintain all landscape materials and landscaped areas, including that within the public rights-of-way adjacent to the development, in accordance with the approved landscape plan, except in and along public rights-of-way and easements where the City of Eloy has agreed to provide maintenance.

6. Specific Landscape Requirements:

Single Residence Developments

- a. All developments shall provide landscaping within, but not limited to, the adjacent public right-of-ways as indicated in Sec 6.2 (C)(5), required open space areas, retention or detention basins, and the community trail system if applicable.



- b. The front-yard landscaping is required to be installed, at the time and as a part of, the home construction. For “tract home” subdivisions the front-yard landscape packages must be submitted with the “home product plans review” submittals. For custom home subdivisions the landscape plans for the individual lots may be delayed until the individual house plans are submitted.
- c. The use of turf may be considered, within the front yard landscape, provided the total area of turf does not exceed fifteen (15%) percent of the total front yard area.
- d. The required landscaping for a development shall be installed in proportion to the construction phasing of the project and in accordance with the approved subdivision landscape plan.

Multiple Residence Developments

- a. All developments shall provide landscaping within, but not limited to, the required open space areas, retention or detention basins, the community trail system if applicable, parking areas and the adjacent public right-of-ways as indicated in Sec 6.2 (C)(5). Installation of the required landscaping shall be in accordance with the approved landscape plan for the development.
- b. All developments shall provide a minimum of one (1) tree and two (2) shrubs per dwelling unit in the common area open space.
- c. The required rear and side yards shall contain a continuous landscaped buffer area having a minimum width of ten (10) feet and containing a minimum of one (1) tree and two (2) shrubs every twenty-five (25) feet, or portion thereof, to provide visual screening between adjacent uses.
- d. A landscaped buffer area a minimum width of twenty (20) feet shall be provided and maintained by the multiple residence development along the common property line when abutting a property zoned as single residence (including agricultural lands) or abutting the community trail system as indicated in the Eloy General Plan.

Commercial and Industrial Developments

- a. The required landscaping for a development shall include the required open space area, retention or detention basins, the community trail system if applicable, parking area and the adjacent public right-of-way as indicated in Sec 6.2 (C)(5). Installation of the required landscaping shall be in accordance with the approved landscape plan for the development.
- b. A landscaped buffer area a minimum width of forty (40) feet shall be provided and maintained by all commercial and industrial developments along the common property line when abutting property zoned as single residence (including agricultural lands), multiple residence or the community



trail system and open space areas as indicated in the Eloy General Plan.

- c. Dense landscaping, combined with architectural treatments, shall be provided to screen unattractive views and features such as storage areas, trash enclosures, railroad sidings and yards, transformers, generators, heavy mechanical equipment and other similar eyesores.

D. Neighborhood (Subdivision) Entryways. In order to enhance the appearance of subdivisions, developers are encouraged to provide landscaping, identification signage and textured pavement at the entryways on at least one major access point to the subdivision.

1. Landscaping at entryways should be designed to visually enhance all arrival points. Trees, shrubs, and ground covers should accent focal points and enhance the streetscape.
2. Signage, when proposed, shall be attractively designed and submitted along with the required landscape plans for approval. Signs shall be integrated to compliment the streetscape and landscaping frontages. Signage shall be in accordance with the requirements of the Zoning Ordinance.
3. Textured entryway drives (such as decorative stone, stamped concrete or brick) may be incorporated into access points from any collector or arterial street frontages.

E. Wall/Fencing Requirements. In order to enhance the appearance of the community, neighborhoods rather than individual subdivisions are desired. Walled-in separated subdivisions do not create neighborhoods by themselves and are strongly discouraged.

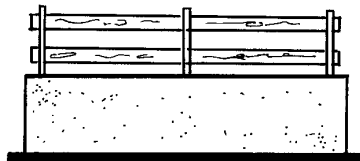
Single and Multiple Residential Standards:

1. The use of solid view-obscuring perimeter walls along the boundary of the subdivision is not permitted except where specifically indicated on the final plat and approved by the City Council. Perimeter walls adjacent to the community open space system shall be view-fences. External orientation of the subdivision to the surrounding arterial, collector and local streets as well as adjacent residential development is strongly encouraged and should limit the need for solid view-obscuring perimeter walls.
2. Openings in the perimeter view-fence are encouraged at the end of abutting interior cul-de-sac streets and along the community trail system, if applicable, to provided the desired connectivity to the community.
3. Vegetative screening is encouraged, in lieu of walls or fencing, when a residential subdivision is adjacent to a commercial development. Allowances for a solid wall may be made if the commercial use is required to have a wall or fence by National or State standards or if the residential area would be adjacent to the outdoor storage or loading area of an existing commercial use.
4. A solid wall may be required when a residential subdivision is adjacent to an existing industrial development or land zoned for future industrial use.
5. In the cases where a solid wall is used solely, or in combination with view-fencing,

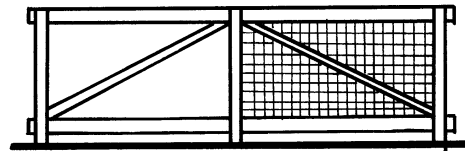


- the solid portion shall be decoratively treated on all sides to match the residential product architectural style and design.
6. Wire mesh or chain link, no higher than the top rail, may be used when in conjunction with a pipe rail or corral style fencing but not as a stand alone fencing material. The use of slat-filled chain link fences shall be prohibited.

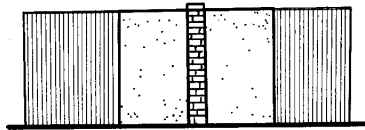
EXHIBIT 1 - RESIDENTIAL VIEW WALLS AND FENCES
(illustrative only)



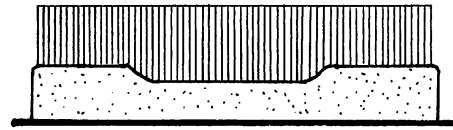
Solid wall and corral fencing combination.



Pipe rail or corral fencing with wire mesh or chain link



Solid wall and ornamental iron combination.



Solid wall and ornamental iron combination.

Commercial and Industrial Standards:

1. When solid view-obscuring perimeter walls are necessary or required they shall be decoratively finished on all sides to match the commercial and/or industrial product architectural style and design.
2. Where a commercial or industrial development share a common property line with a residentially zoned property (including agricultural lands) or the community open space areas a solid perimeter wall shall not enclose the required landscaped buffer area. Rather the perimeter wall shall be a view-fence and any necessary view-obscuring screen walls shall be setback from the property line a minimum of forty (40) feet or behind the buffer area whichever is greater.
3. Trash and refuse collection locations shall be screened with a six (6) foot decorative masonry wall. Trash and refuse areas shall be located such that they are not the visual focal point of a driveway or parking area, or can not be viewed from a public street.
4. Outside storage areas, transformers, generators, heavy mechanical equipment and other similar eyesores shall be screened from the public street view and adjacent residential, office, and commercial uses to a height of at least six (6) feet. Materials



shall not be stacked, piled, or stored in such a manner as to project above the screen wall.

5. Parking areas adjacent to the required front yard shall provide a decorative screen wall or landscape berm or combination thereof to a height not to exceed three (3) feet in order to adequately screen the undercarriages of the parked vehicles.

F. Access Requirements.

1. Every subdivision (residential, commercial and industrial) shall have two (2) access points.
2. Rural and Estate type developments shall front onto and take access from streets classified as arterial or collector streets as set forth in the Circulation Element of the Eloy General Plan.
3. All low, medium and high-density residential developments shall front onto and take access from public, or approved private streets, classified as and developed to the City of Eloy street standards.
4. Every lot shall have frontage onto a fully improved, publicly dedicated and accepted right-of-way (street or alleyway) that meet all City of Eloy street standards. Private streets that meet City of Eloy street standards may provide frontage to lots if the development is approved through the Master Planned Development (M.P.D.) or the Planned Area Development (P.A.D.) process.

G. Multi-Use Pathways and Trail Requirements.

1. New development shall incorporate, at a minimum, and where appropriate, multi-use pedestrian walkways and bicycle paths as an integral component of the required open space of the development. These multi-use pathways must be located and designed to assure complete separation from vehicular traffic and be wide enough to accommodate two-way pedestrian and bicycle movement. Pathways shall have a minimum separation of five (5) feet from the back of curb to where the path is when adjacent to and parallel with a street.
2. New development that proposes parcels or lots in excess of two and one-half (2½) acres in size should accommodate for equestrian uses in junction with the required multi-use pedestrian walkways and bicycle paths or as a separate trail.
3. Developers are urged to take into account actual or probable paths and routes that pedestrians, bicycle riders and equestrians may take for circulation, access to schools, parks, playgrounds, shopping, entertainment and other key community destinations. Particular care should be given to linkages with adjacent subdivisions to promote internal pedestrian, bicycle and equestrian traffic without crossing arterial or collector streets as much as possible.
4. Pedestrian, bicycle and equestrian trails within and through a development should connect to and be a part of the linear park and open space system of the community. These paths and trails should be landscaped and minimally furnished to provide shade and rest areas in order to encourage their extensive use as a secondary mode of transportation and access throughout the neighborhoods and the City.



5. Pedestrian and bicycle pathways shall have a total right-of-way or easement width of fifteen (15) feet to accommodate landscaping and furnishings as well as an eight (8) foot wide hard surface of asphalt concrete or similar material. If the multi-use pathways include an equestrian trail the total right-of-way or easement width shall be twenty-seven (27) feet with the additional twelve (12) foot portion devoted to equestrians constructed of a softer-surface treatment consisting of finely ground gravel or other compatible dense, yet soft material.

EXHIBIT 2- MULTI-USE PATHWAY & EQUESTRIAN TRAIL TYPICAL PROFILE

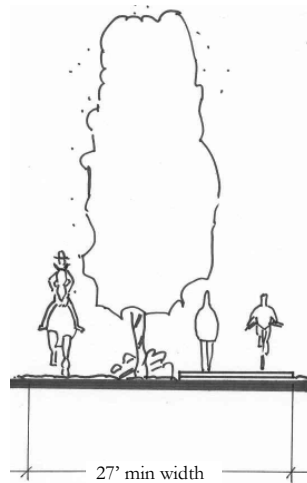
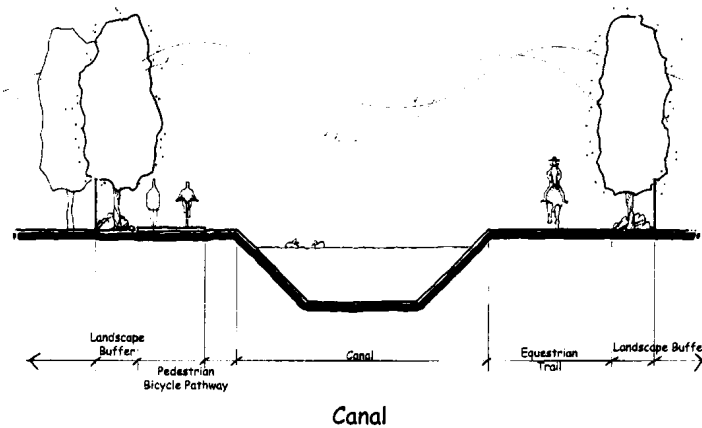


EXHIBIT 3- IRRIGATION CANAL TRAIL TYPICAL PROFILE



SEC. 6.3 ARCHITECTURAL / PRODUCT REQUIREMENTS.

A. General. All subdivisions that intend to use home product “standard plans”, rather than each lot developing as a custom home design, shall submit all proposed standard plans to the City for approval after the final plat has been approved and prior to any building permits being issued. Deviations from the approved standard plans (e.g. exterior materials and details, floor plans, square footage etc) shall require review and re-approval by the City.

B. Rural and Estate Residential. Open space and vegetation dominate; architectural and man-made elements are apparent but secondary. Rural uses, such as horses and view fencing, hedgerows along property boundaries, and generous setbacks from the street will visually contribute to the rural and estate character.

1. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.
2. Detached garages and side entry garages are encouraged and shall architecturally match the residential structure. The garage area shall not comprise more than 35% of the total front elevation as visible from the front yard. Attached garages, facing the front yard and street, should have a façade that is recessed a minimum of seven (7) feet from the forward most living space, exclusive of a porch or courtyard, to provide interest and relief from the street.
3. The front elevation should prominently feature a pedestrian scaled entry or porch. The rear and side elevations should be aesthetically enhanced and of an architectural character comparable with the front elevation.
4. Embellish window treatments on all homes by adding architectural features which enhance the elevations, e.g. gabled roof features over windows, structural pop-outs, recesses, different window styles, etc.
5. Accessory buildings and/or farm buildings should be maintained in a structurally sound condition and should compliment the architecture of the primary structure.

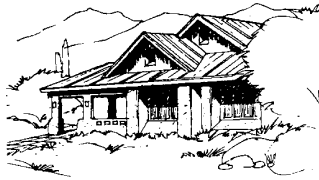
C. Low and Medium Density Residential. Architecture and the man-made elements are the predominant features. Setbacks for and between buildings are reduced proportionately to the size of the lots. Front yards may be reduced and street presence become more predominant for porches if the garage/auto area is proportionately recessed from the street or detached with access from a rear alley. Sufficient open space must be provided between or within adjacent subdivision developments for effective contrast and balance to the buildings and the land.

1. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.



2. The entryway of the dwellings, rather than the garages, should have a strong relationship to the neighborhood street (public realm). Detached garages are encouraged and should architecturally match the residential structure.
3. The garage area shall not comprise more than 45% of the total front elevation as visible from the front yard. Attached garages shall have a recessed façade and door when facing the front yard and street, with the recess varying a minimum of three (3) to seven (7) feet from the forward most living space, exclusive of a porch or courtyard. One (1) plan per product line may have a garage that extends in-front of the living space of the dwelling.
4. Several driveway approaches shall be incorporated into a tract home subdivision e.g. side entry garage, detached garages, in-line garages and alley frontage garages etc. At least one (1) standard plan offered shall include a detached garage design. At least one (1) standard plan offered shall include a side entry garage as a standard feature.

DESIRABLE:



Front porch provides friendly relationship to the street and neighborhood.

UNACCEPTABLE:



Garage as the dominant front face to the neighborhood.

5. The front elevation should prominently feature a pedestrian scaled entry or porch. The rear and side elevations should be aesthetically enhanced and of an architectural character comparable with the front elevation.
6. Overhanging eaves, and front facing covered porches are strongly encouraged.
7. Roof material shall not be wood shake shingles. Open gable roofs, emphasizing the lack of detail, should be avoided.
8. Straight roof lines should be varied by using offsets, differing heights, stepping, or different orientations to produce more variety within a development.

DESIRABLE:



Varied roof forms provide interest and relief.

UNACCEPTABLE:



Open gable end emphasizes the lack of detailing

9. Embellish window treatments on all homes by adding architectural features, which enhance the elevations, e.g. gabled roof features over windows, structural pop-outs,



- recesses, headers, tile inlays, different window designs and styles, etc. Such features must be added to all of the exterior elevations of the structures to provide interest and relief.
10. The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The use of "T1-11 siding" (rough sawn plywood siding with vertical grooves at 4" or 8" O.C.) shall be prohibited. All residential buildings shall have a permanent foundation and a garage or carport structure.
 11. Repetitious elevations shall be avoided. The same elevations shall not be utilized across from or adjacent to each other. Repetitive use of standard plans shall be avoided. A minimum of four (4) floor plans, with at least three (3) distinctly different elevations for each floor plan, shall be required for all tract home subdivisions. Additionally, a minimum of three (3) colors of roof material, three (3) styles of garage doors and three (3) exterior paint colors shall be required to further promote visual interest and architectural diversity. A variety of building details, form, massing, material, proportion, and sighting shall be used to promote well-proportioned four-sided architecture.
 12. A walkway from the street to the front porch or entry is strongly encouraged.

D. Medium-High and High Density Residential

1. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.
2. Roof material shall not be wood shake shingles. Open gable roofs, emphasizing the lack of detail, should be avoided. Overhanging eaves that help shade the building and create interest and relief are strongly encouraged.
3. Straight roof lines should be varied by using offsets, differing heights, stepping, or different orientations to produce more variety within a development. .
4. The front elevation should prominently feature pedestrian scaled entryways that are easily identifiable. The rear and side elevations should be aesthetically enhanced and of an architectural character comparable with the front elevation.
5. All of the exterior elevations of the structures shall provide interest and relief. Embellish window treatments on buildings by adding architectural features, which enhance the elevations, e.g. gabled roof features over windows, structural pop-outs, recesses, headers, tile inlays, different window designs and styles, etc.
6. All of the dwellings units within the development should have a strong relationship to one-another, to the common open space and to the neighborhood street. A walkway from the street to the front entry is strongly encouraged.
7. The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The use of "T1-11 siding" (rough sawn plywood siding with vertical grooves at 4" or 8" O.C.) shall be



prohibited. All multiple residential buildings shall have a permanent foundation and a garage or carport structure.

- E. Commercial and Industrial Development.** Architecture and the man-made elements is the predominant feature and thus must be sited and designed in a manner that will benefit the community, improve the physical appearance, contribute to the small town character and be pedestrian friendly.
1. Mechanical equipment, electrical meter and service components, electrical transformers, backflow prevention devices, large water standpipes, propane tanks, telephone boxes, chilling units, and any other obtrusively large electrical, mechanical or similar utility device or equipment, whether ground level, wall mounted, or roof mounted, shall be fully screened from public view and designed to appear as an integral part of the building.
 2. The building materials of a project shall be durable, require low maintenance, and be of a substantial quality.
 3. All buildings elevations, which face a public street or are adjacent to residential uses or zoning districts, shall have an architectural design other than metal or corrugated metal.
 4. All buildings shall incorporate 360° architecture, a variety of massing and building heights, and stepping rooflines.

SEC. 6.4 STREET LOCATION AND ARRANGEMENT.

- A.** The road system shall be designed to permit the safe, efficient, and orderly movement of traffic and pedestrians; meet, but not exceed the needs of present and future population served; have a simple and logical pattern; respect natural features and topography, and; present an attractive streetscape.
- B.** In residential subdivisions, the road system shall be designed to serve the needs of the greater neighborhood. Vehicular through traffic should be discouraged through traffic calming methods such as decorative raised paving, traffic circles, landscaped diverters, traffic chokers and other landscaping devices.
- C.** There shall be no development of roadways built to arterial or collector standards unless that roadway and roadway alignment is shown in the Circulation Element of the Eloy General Plan as a proposed roadway.
- D.** Whenever a proposed subdivision embraces any part of an arterial or collector street designated in the General Plan, such street shall be platted in conformity therein. Street layout shall provide for the continuation of such arterial and collector streets as the General Plan or City Engineer may designate.
- E.** Certain proposed streets, as designated by the City, shall be extended to the subdivision boundary to provide future connection with adjoining un-subdivided lands.
- F.** All “local streets” shall be designed with curb-separated sidewalks to meet the safety needs of the pedestrian and to enhance the streetscape.



- G. Streets shall be so arranged in relation to existing topography as to produce desirable lots of maximum utility, streets of reasonable gradient, and the facilitation of adequate drainage.
- H. Where private streets are approved through the P.A.D. process, such streets shall be constructed to City public street specifications and shall be placed into specific "street tracts" of land. Statements shall be contained on the plat and in both the Deed Restrictions and the Homeowners or Property Owners Association By-laws that those streets are declared private subject to an easement authorizing use by emergency and public service vehicles, and remain the permanent responsibility of the Homeowners or Property Owners Association. If at any time the streets are dedicated to, and accepted by the City, the streets must first be developed to standards specified by the City at the time of dedication.
- I. If approved by the City Council, low density and medium density residential subdivisions designed in a neo-traditional manner may designate an alley as the primary means for access. Alleys may be required in commercial and industrial subdivisions as approved by the City Council.

SEC. 6.5 STREET DESIGN.

- A. **Design of Streets:** The design of streets shall conform to standards established by this Ordinance. See Exhibit 4 through Exhibit 10 for specifics.
- Exhibit 4 - Arterial Street (State Hwy. 84, State Hwy. 87 and Frontier Street).
 - Exhibit 5 - Major Collector (per General Plan & 1998 Small Area Transportation Study)
 - Exhibit 6 - Collector (all other section-line roads)
 - Exhibit 7 - Local Street (Residential Rural & Estate Development)
 - Exhibit 8 - Local Street (Low Density - High Density Residential)
 - Exhibit 9 - Local Street (Commercial and Industrial)
 - Exhibit 10 - Cul-de-sac Street
- B. **Private Street.** Private streets shall conform to above stated design standards unless otherwise approved by the City Council. Private streets shall be placed within their own parcel or tract of land and shall only be approved through a MPD or P.A.D. Where site conditions necessitate unique design solutions, modifications may be approved by the City Council.
- C. **Cul-de-sac Streets.** Cul-de-sac streets shall be constructed as shown in Exhibit 9. The City Engineer may recommend an equally convenient form of turning and backing areas where extreme conditions justify. The maximum length of cul-de-sac streets shall be 600 feet or 20 homes as measured from the intersection of right-of-way lines to the extreme depth of the turning circle along the street centerline. An exception may be made where topography justifies but shall not be made merely because the tract has restrictive boundary dimensions, wherein provision should be made for extension of street pattern to the adjoining unplatted parcel and a temporary turnaround installed.
- D. **Dead-end Streets.** Dead-end streets will not be approved except in locations recommended by the City Engineer as necessary to future development of adjacent lands.
- E. **Private Access and Driveways.** Access from private property to any dedicated street shall be constructed in accordance with permits issued by the City. Width of driveway at the



property line shall be a minimum of 12 feet and a maximum of 40 feet. The width will depend on the access to be served (e.g. residential, commercial or industrial). All residential access treatment within the right-of-way will be constructed with 5" of concrete or 2" of asphalt over 5" aggregate base.

- F. Alleys.** Alleys shall be designed with a minimum of twenty-four (24) feet of pavement when there is residential property on both sides and thirty (30) feet when abutting commercial or industrial properties. Dead-end and "half" alleys shall be prohibited.

G. Street Intersections.

1. Streets intersecting a major street shall do so at a 90-degree angle; intersection of local streets shall not vary from 90 degrees by more than 15 degrees. The City Engineer based on terrain and other conditions will consider exceptions to these requirements.
2. Street jogs with centerline offsets less than 135 feet shall be prohibited except when approved by the City Engineer. Under special circumstances where local streets intersect major streets, the City Engineer may require minimum centerline offsets of 400 feet.
3. Local streets intersecting a collector street or arterial street shall have a tangent section of centerline at least 150 feet in length measured from the right of way line of the major street, except that no such tangent is required when local street curve has a centerline radius greater than 400 feet with the center located on the major street right of way line. Where topographic conditions make necessary other treatment to secure the best overall design, these standards may be varied by the City Council upon the recommendation of the City Engineer.
4. Street intersections with more than four legs and y-type intersections where legs meet at acute angles shall be prohibited.
5. At local intersections, property line corners shall be rounded by circular arc, having a minimum radius of 20 feet. A 20-foot by 20-foot triangle shall be provided at each corner of the intersection of two major streets. Under special conditions the City Engineer may recommend other dimensions for the above.

- H. Surface Treatment.** The traveled way of all streets shall be surfaced with asphalt concrete. The placing of asphalt concrete shall be accomplished under generally accepted construction techniques provided in Section 321 of the MAG Standard.

- I. Structural Section.** The thickness of base and surface treatment for all streets shall be based on geotechnical analysis and pavement thickness design provided by the developer. In no case will the base be less than 8 inches and the surface treatment less than 3 inches (compacted thickness).

- J. Aggregate Base Course.** All developments will be required to submit a geotechnical report and pavement recommendation prepared by an Arizona Registered Geotechnical Engineer. The pavement report will recommend at least two alternative structural sections for each street classification. Additional asphalt may be substituted for untreated base at the ratio of 1" to 3". The top 4" must be ABC, the balance may be ABC or select material.

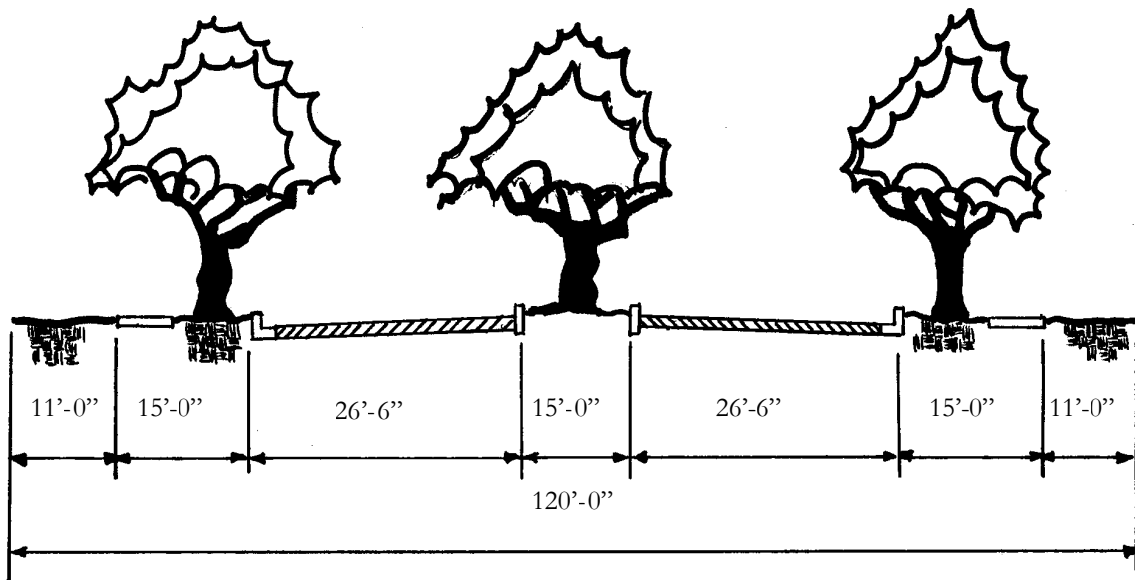


EXHIBIT 4
ARTERIAL STREET

n.t.s.

Typical cross section for the following streets:

- State Highway 84.
- State Highway 87.
- Frontier Street.



CROSS SECTION SPECIFICATIONS:

- 120'-0" Right-of-way (60' half street).
- 26'-6" Pavement sections (B.O.C to B.O.C.).
- (2) Driving lanes, 12' wide each, in each direction.
- Vertical curb and gutter.
- 15'-0" Raised center landscaped median.
- 15'-0" Landscape strip each side with street trees at back of curb.

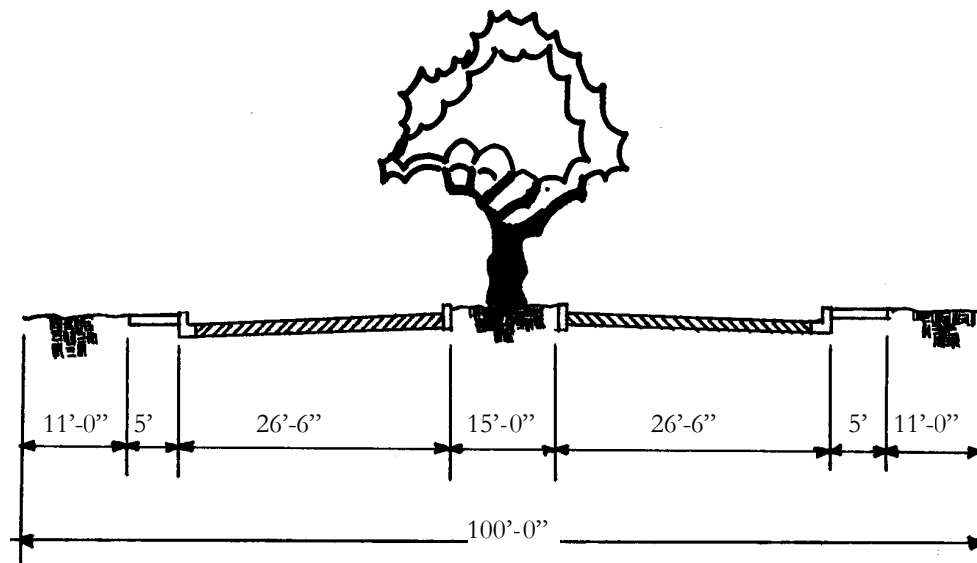


- 5'-0" Sidewalk each side @ back of street trees.
- 11'-0" Utility corridor.

EXHIBIT 5
MAJOR COLLECTOR STREET
n.t.s.

Typical cross section for the following streets:

- Streets identified as arterials within the Eloy General Plan.
- Streets identified as arterials within the 1998 Small Area Transportation Study.



CROSS SECTION SPECIFICATIONS:

- 100'-0" Right-of-way (50' half street).
- 26'-6" Pavement sections (B.O.C to B.O.C.).
- (2) Driving lanes, 12' wide each, in each direction.
- Vertical curb and gutter.

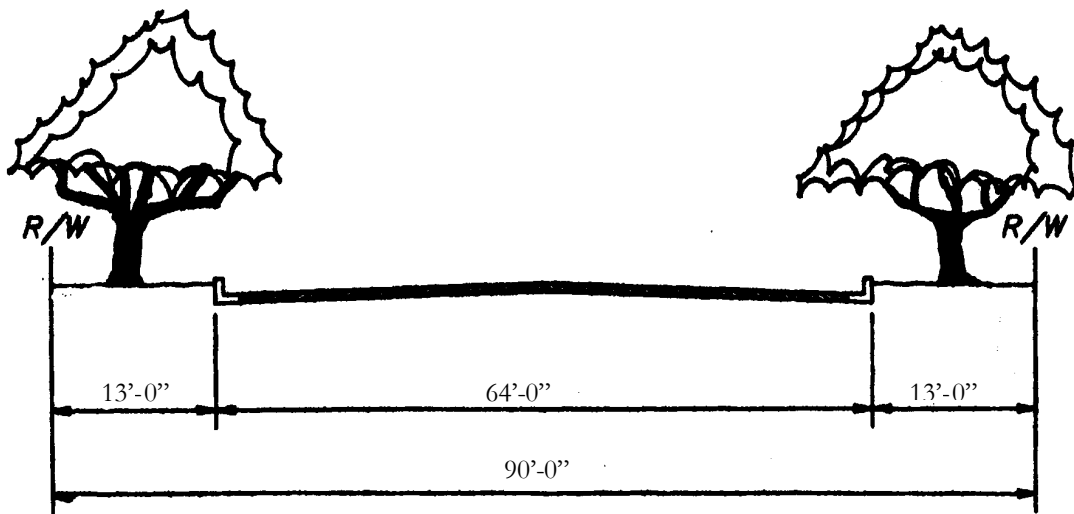


- 15'-0" Raised center landscaped median.
- 5'-0" Sidewalk each side @ back of curb.
- 11'-0" Utility corridor.

EXHIBIT 6
COLLECTOR STREET
n.t.s.

Typical cross section for the following streets:

- All section-line roads not identified as arterials or major collectors.



CROSS SECTION SPECIFICATIONS:

- 90'-0" Right-of-Way (45' half street).
- 64'-0" Pavement (B.O.C. to B.O.C.).
- (2) Driving lanes, 12' wide each, in each direction.



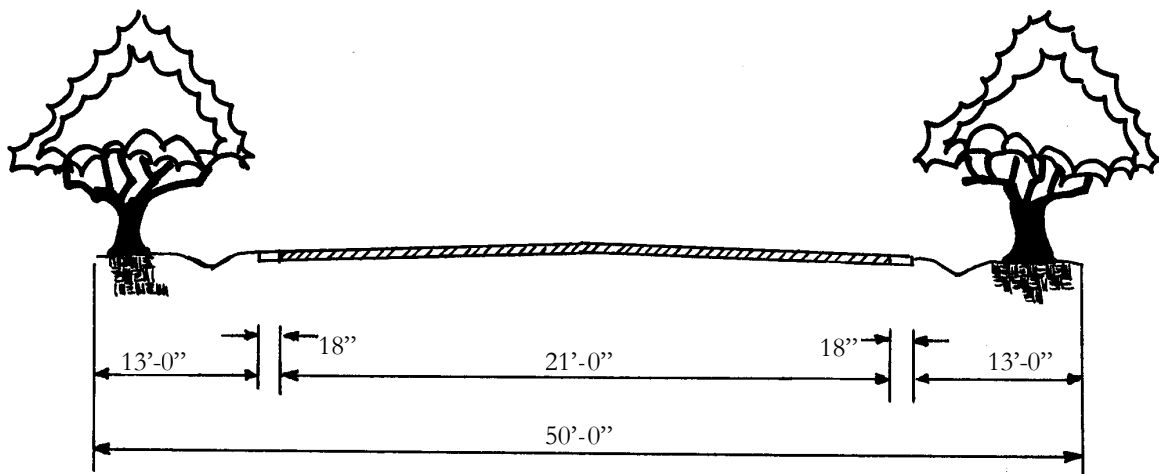
- Vertical curb and gutter.
- 13'-0" Striped continuous center turn lane.
- 13'-0" Landscape strip each side with street trees
- Sidewalk may be required.

EXHIBIT 7 LOCAL STREET

n.t.s.

Typical cross section for the following streets:

- Local roadways within the "Rural & Estate Development" Zoning Districts only.



CROSS SECTION SPECIFICATIONS:

- 50'-0" Right-of-Way (25' half street).



- 24'-0" Pavement (B.O.C. to B.O.C.)
- 18" Ribbon Curb or Thickened Edge Turndown.
- 13'-0" Landscape strip each side with street trees
- No sidewalk required

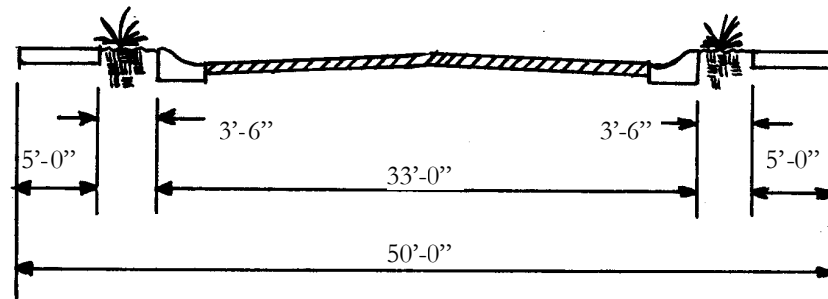
EXHIBIT 8 LOCAL STREET

n.t.s.

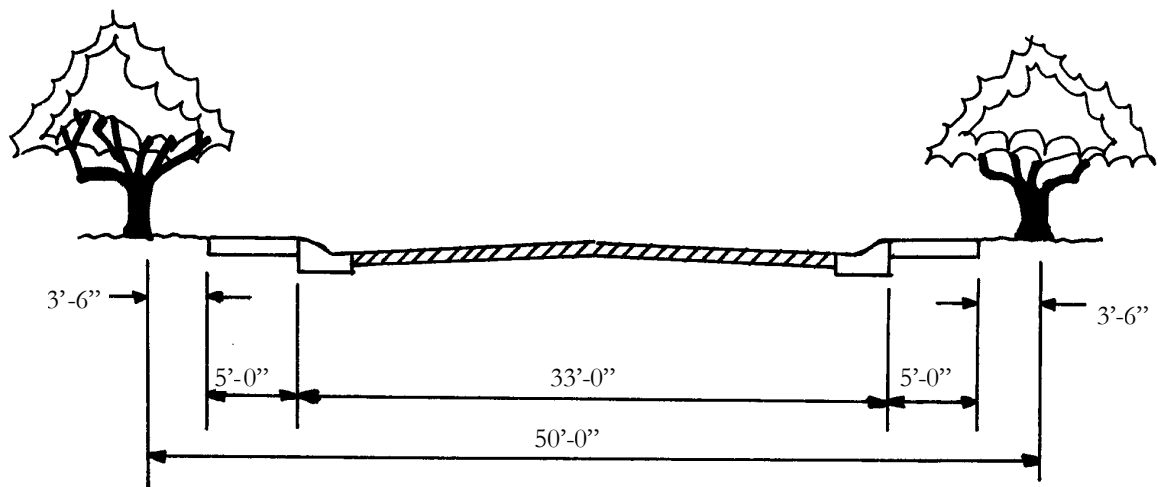
Typical cross section for the following streets:

- Local roadways within the "Low Density - High Density Residential" Zoning Districts.

STANDARD



ALTERNATIVE



CROSS SECTION SPECIFICATIONS:

- 50'-0" Right-of-Way (25' half street).

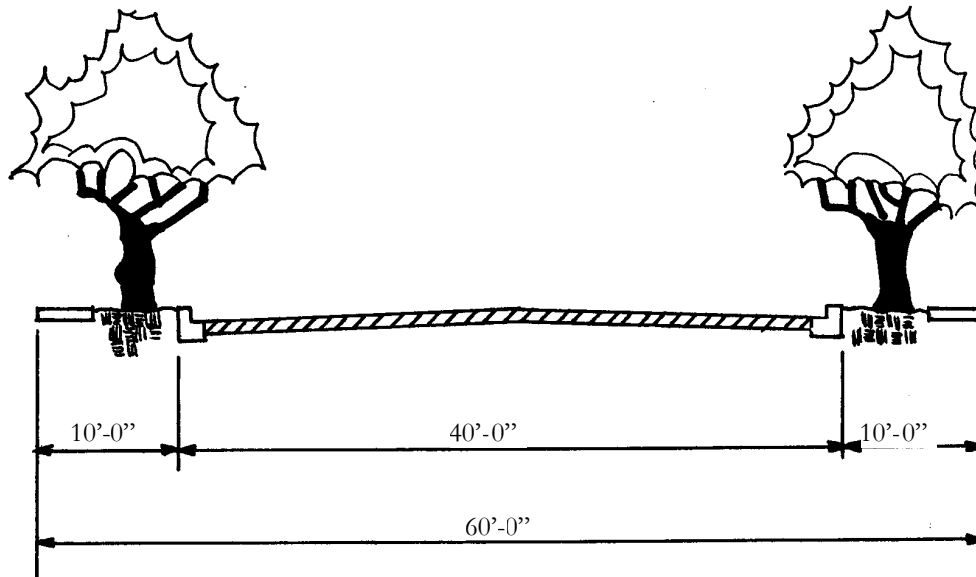


- 33'-0" Pavement (B.O.C. to B.O.C.)
- Roll curb and gutter.
- 3'-6" Landscape strip each side.
- Alternative cross section requires street trees to be planted back of sidewalk.
- 5'-0" sidewalk required each side.

EXHIBIT 9 LOCAL STREET

n.t.s.

- Local roadways within the "Commercial" Zoning Districts.
- Local roadways within the "Industrial" Zoning Districts.



CROSS SECTION SPECIFICATIONS:

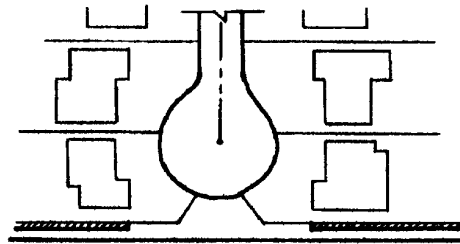
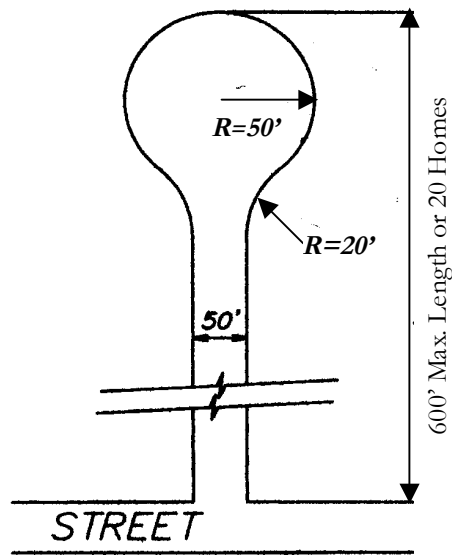
- 60'-0" Right-of-Way (30' half street).
- 40'-0" Pavement (B.O.C. to B.O.C.).
- (1) Drive lane, 12' wide each, in each direction.



- Vertical curb and gutter.
- 13' Continuous striped center turn lane.
- 5'-0" Landscape strip each side @ back of curb.
- 5' sidewalk each side @ back of landscape strip.

EXHIBIT 10 **CUL-DE-SAC STREET**

n.t.s.



Provide landscaped open space by opening the subdivision perimeter view-fence at the end of abutting interior cul-de-sac streets.



SEC. 6.6 *LOT PLANNING.*

- A.** Lot width, depth and area shall comply with the minimum requirements of the Zoning Ordinance; however, where drainage or flooding problems exist or prevail, the City may require special lot width, depth and/or area exceeding minimum requirements of the zoning district.
- B.** Depth-to-width ratio of the useable area of a single residence lot shall usually not be greater than three (3) to one (1).
- C.** All proposed lots must be developable without the need of a variance, waiver or further discretionary approvals from the City. Prior to final plat approval the City may require additional documentation, including but not limited to engineered concept plans, for lots with questionable developability.
- D.** Corner lots shall generally be designed larger to accommodate the increased setback requirements of the Zoning Ordinance.
- E.** Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment may be justified in the opinion of the City Engineer.
- F.** Residential lots extending through the block and having frontage on two parallel streets which are both local streets or one of which is a local street and the other is a collector street shall not be permitted; except when there are Commercial or Industrial Zoning Districts on the opposite side of the street and except where justified in the opinion of the Zoning Administrator.

SEC. 6.7 *EASEMENT PLANNING.*

- A.** Easements will be required for all private utilities outside of the street right-of-way and shall be placed along lot lines as required by the utility companies.
- B.** Where a stream, wash or important surface drainage course abuts or crosses a development, dedication of a drainage easement of a width sufficient to permit widening, deepening, relocating, or protecting and maintaining said water course shall be required. All drainage easement widths shall be approved by the City Engineer and the Pinal County Flood Control District based upon the hydrological analysis of a 100 year frequency storm.
- C.** All retention and detention areas shall be in tracts with drainage easements.
- D.** It shall be the responsibility of each public utility company to review preliminary plats and indicate on them the easements necessary to serve the proposed development. It is also the



public utility company's responsibility to review final plats to ensure that all requested easements have been included.

- E. Land within a drainageway or within an easement for major power transmission (tower) lines or pipelines shall not be considered a part of the useable lot area.
- F. Lots arranged to back to arterial streets, railroads, or commercial or industrial districts shall have a recorded one (1) foot non-vehicular access easement along the rear lot line.

SEC. 6.8 *STREET NAMING.*

- A. Street names should be consistent with the natural alignment and extension of existing named streets. New street names shall be sufficiently different in sound and spelling from other street names in the City so as to not cause confusion.
- B. The developer shall propose and indicate the street names on the preliminary plat and the names shall be recommended by the Commission and approved by Council. The City reserves the right to change any proposed street name to conform to the City's overall pattern.
- C. Street name signs shall be placed at all street intersections and be in place by the time the street pavement is ready for use. Specifications for design, construction, location, and installation shall be by the City Engineer.

SEC. 6.9 *DRAINAGE.*

- A. Proper and adequate provision shall be made for disposal of storm water; this shall apply equally to grading of private properties and to public streets. Existing major water courses shall be maintained and dedicated as drainage ways. A preliminary drainage report indicating the type, extent, location and capacity of drainage facilities shall be submitted for the individual subdivision and approved by the City Engineer. All drainage improvements shall be accomplished under generally accepted construction techniques in accordance with the applicable MAG Standard.
- B. The design and construction of storm water retention areas which meander through the residential development as a greenbelt, as opposed to constructing a series of separate and distinct basins is strongly encouraged. Such greenbelt areas shall qualify as open space and, if of sufficient width, may be used to provide the required multi-use pedestrian walkways and bicycle paths.
- C. Post development flows cannot exceed pre-development flows in peak runoff, volume, or velocity and may not concentrate sheet flows without down stream off-site control.
- D. Drywells are discouraged. If drywells are necessary they shall be spaced as far as possible and only 50% of the percolation capacity can be used in calculating the required number of drywells to be utilized. All drywells shall comply with applicable Arizona Dept. Environmental Quality (ADEQ) requirements. In addition a maintenance plan shall be prepared that provides for routine inspection and maintenance to the approval of the City Engineer.
- E. When computing the weighted C-factor, a C-factor of .95 shall be used for the entire allowed



lot coverage area.

SEC. 6.10 *SANITARY SEWAGE DISPOSAL.*

- A.** All subdivisions within the City's sewer service area shall install sewer collection lines, and all dwelling units shall be required to connect to the collection system.
- B.** Public sanitary sewers shall be installed in accordance with plans, profiles and specifications approved by the City Engineer and Arizona Department of Environmental Quality (ADEQ). The installation shall be accomplished under generally accepted construction techniques in accordance with the applicable MAG Standard and ADEQ.
- C.** All subdivisions not in the City's sewer service area shall submit a sewer service plan acceptable to the City Engineer and Arizona Department of Environmental Quality.
- D.** Sewer lines are subject to approval by the City Engineer and ADEQ.
- E.** Service stubs to platted lots within the subdivision for underground utilities shall be placed to the right-of-way line or the public utility easement which ever is greater.
- F.** Sanitary sewer lines shall be extended to the boundaries of the subdivision to provide service connections to abutting unsubdivided land.

SEC. 6.11 *WATER SYSTEM.*

- A.** Each lot shall be supplied with potable water in sufficient volume and pressure for domestic use and fire protection purposes. Design and construction of any and all facilities relating to the supply, storage, transmission, treatment and distribution of potable water within or outside of any subdivision shall be accomplished under generally accepted construction techniques in accordance with the applicable MAG Standard and meet with the written approval of the City Engineer, Eloy Fire District, and ADEQ.
- B.** All design and construction must meet all applicable City and ADEQ specifications and requirements in force at the time of plan renewal and approval. If it is necessary for the City to apply specifications or requirements not in force at the time of plan review, but necessary to achieve the orderly and proper development of any portion of the public water system, the City reserves the right to enforce such specifications and requirements to insure and protect the public welfare.
- C.** Water specifications and requirements relating to fire protection are established by the City Engineer and Eloy Fire District. At a minimum fire protection must be provided in accordance with the 2000 Uniform Fire Code, or updated versions of said code, as adopted by the City.
- D.** Line Sizing: Minimum size lines for water lines shall be six (6) inches without hydrants and eight (8) inches with hydrants. Minimum (8) inch lines shall be required on dead-end hydrant lines longer than 300 feet along with a backflow prevention device.
- E.** Services:
 - 1. Minimum one (1) inch service tap and service pipe shall be permitted with a (¾)



inches meter and shall serve only one property.

2. Service stubs to platted lots within the subdivision for underground utilities shall be placed to the right-of-way line or the public utility easement which ever is greater.

- F. Fire Hydrants: Maximum spacing for fire hydrants shall be 500 feet in single residence areas and 300 feet in all other areas. Installation shall be accomplished under generally accepted construction techniques in accordance with the applicable MAG Standard and the Uniform Fire Code as designated by the City Engineer and the Eloy Fire District.
- G. Water distribution lines shall be extended to the boundaries of the subdivision to provide service connections to abutting un-subdivided land.
- H. Water sampling points shall be provided at locations designated by the City Engineer.

SEC. 6.12 STREETLIGHTS.

- A. Fixture type, height etc. shall meet the specific criteria established by the City.
- B. Streetlights shall be installed only at the entrances to a subdivision or neighborhood and at those street light locations required by the City Engineer.

SEC. 6.13 PUBLIC UTILITIES.

- A. All existing and new utility and telephone lines, electric utility distribution feeders, cable television lines, and all other communication and utility lines adjacent to or within new residential, commercial, or industrial subdivisions or other areas to be developed within the city shall be installed underground at the time of development of the property as part of the required off-site and on-site improvements. The developer of the property shall be responsible for the costs of the underground construction in accordance with the underground policy of the serving utility.
- B. When as a result of the subdivision development, it is necessary to relocate, renew or expand existing facilities within or adjacent to the platted area, the subdivider shall make the necessary arrangements with the serving utility for these installations to be placed underground. The subdivider shall arrange with the serving utility for, and be responsible for, the cost of underground service lines to approved street light locations.
- C. Service stubs to platted lots within the subdivision for underground utilities shall be placed to the right-of-way line or the public utility easement which ever is greater.
- D. Underground utilities shall be extended to the boundaries of the subdivision to provide service connections to abutting unsubdivided land.

